

5/24/2016

Craig Rothenburger  
IBI Group  
18401 Von Karman Ave, Suite 110  
Irvine CA 92612



Village At Totem Lake Building A and B 30% Progressive Review  
12660 Totem Lake Blvd  
Kirkland, WA  
PRE16-00916

Dear Mr. Rothenburger,

We have completed the first review of your pre-application documents and drawings for conformance with the applicable codes and City Standards. This review was performed on electronically supplied documents. The comments are itemized below. Comments by some departments may be visible on the returned electronic set of reviewed plans if provided. The following review comment(s) are provided in accordance with our Progressive Plan Review Agreement with the owner CenterCal Properties LLC dated 4/4/16.

At this time no response is required as this is a progressive review intended to assist the design team in addressing building code issue early in the design process.

If you have any questions please don't hesitate to contact me or the individual reviewer as noted below for the various city departments.

Building Department Review comments: Reviewer is John Minato at 425-587-3618

Fire Department Review comments: Reviewer is Grace Steuart at 425-587-3660

Planning Department comments: Reviewer is Scott Guter at 425-587-3247

Public Works Review comments: Reviewer is Dan Carmody at 425-587-3842

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Sincerely,

John Minato, Plans Examiner

Cc: Permit Application File

**BUILDING DEPARTMENT COMMENTS:**

General:

- Fire sprinkler systems may require "quick response" sprinklers based on 903.3.2 item 4 "light hazard" occupancies as defined in NFPA 13.
- Ramps to comply with 1010 and A117.1
- Provide accessible routes of travel from accessible parking to building entrances.
- Safety glazing within doors and adjacent to doors.
- Accessible means of egress stairs: requires areas of refuge and two way communication (IBC 1007.3)
- Accessible means of egress elevators: requires emergency operation, signaling and standby power per IBC 1007.4

Building A:

- Sheet G1201: Determination of mezzanine occupant loads shows a value of 60sf / person (IBC table 1004.1.2). As I evaluate the occupant load for the mezzanine, I come up with  $3200/30 = 107$  as the *mezzanine* is not a floor but an intermediate level by definition. As noted in IBC 505.2 the *mezzanine* is considered as part of the main floor below. Note: exiting width and number of exits look fine as shown on plan.
- Related to 1 above if using .15 as a factor for exit capacity please note that *Emergency voice/alarm communication system* (per IBC 907.5.2.2) is required based on occupant load greater than 500.
- Note: exit access travel distance will be determined based on tenant improvement aisle ways and equipment layout.

Building B:

- Sheet G1202 Tenant B-200: requires 3 exits. One of those (stair adjacent to the elevator) appears to be *exit access stair*. Enclosure not required but the opening is to be protected by draft curtain and closely spaced sprinklers per NFPA 13.
- Sheet G1202 Tenant B-200: maximum exit access travel distance per IBC tbl 1016.2 is 250 ft in a sprinklered building. In evaluating exit access travel distance (following the egress travel path noted on plan) the following distances were measured.
  - Travel distance from elevator down exit access stair to main doors downstairs: 314 ft
  - Travel distance from elevator to upper center interior exit stair: 287 ft
  - Travel distance from elevator to lower right interior stair enclosure: 264 ft.
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Structural

1. Wind Exposure is B
2. Provide Special Inspection statement per IBC 1704.3
3. Pending expedited review by third party.

**FIRE DEPARTMENT COMMENTS:**

No Comment

**PLANNING DEPARTMENT COMMENTS:**

No Comment

**PUBLIC WORKS DEPARTMENT COMMENTS:**

1. Ensure that there are an equal number of compactors for garbage and recycling. Show at least one compactor for Recycling.
2. Where will Whole Foods' recycling be handled?
3. Identify one of the dumpsters in the pallet area as a recycling container.
4. For the compactors, show either a roof or berm to contain spills.
5. Show drainage for the harvester digester, pallet area, and compactors to sanitary sewer on the future plumbing plans.

